

KINGSBROOKE RULES & REGULATIONS

KINGSBROOKE OF PALATINE SATELLITE DISH GUIDELINES

The Kingsbrooke of Palatine Board of Directors requires all homeowners of mini-satellite dish installations to meet the following criteria:

1. No satellite dish larger than one (1) meter in diameter will be permitted.
2. If an outside contractor is being used for the satellite dish installation, the contractor must provide a current certificate of insurance indicating general liability and workers compensation coverage and naming the client (homeowner), Kingsbrooke of Palatine and C. & O Management Company, Inc. d/b/a Williamson Management, Inc. as additional insureds.
3. The homeowner is responsible for all damage caused by the satellite dish installation. All damage caused by the satellite system installation shall be repaired by the Association and charged back to the current homeowner. After installation, the homeowner becomes responsible for all maintenance and upkeep.
4. If the satellite dish equipment is transferred to a purchaser upon sale of the unit, the original owner will be responsible to inform the purchaser of the Kingsbrooke of Palatine guidelines regarding satellite dishes. If the new owner does not want the satellite dish it will be the responsibility of the seller to restore the area to its original condition. If the new owner wants the satellite dish, then all responsibilities listed will become the purchaser's responsibility.
5. All wiring and cabling shall be within the residence or within property that the unit owner has exclusive use or control. Any apparatus that extends onto an area which is not within the owner's exclusive use or control may be removed at the owner's expense.
6. Installation of satellite dishes must follow all Illinois Safety Code regulations, and can be installed only on Limited Common Elements such as patios, and balconies. Satellite Dishes cannot be installed on the roofs or exterior walls of building, including brick, wood and staccato siding. Mounting materials may be attached to the inside of the balcony railing only.

In the event that a Homeowner is unable to obtain reception of an acceptable quality signal as a result of the above regulations the Homeowner may submit in writing to the Board a request for a waiver of the regulations. The written request should include an alternate plan for placement of the satellite dish.

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7. Prior to installation, the homeowner must present to the Board the following information:

a) A completed Architectural Improvement Form. Must include sketch showing exact location of proposed installation, including location of surrounding units and decks. Must include all materials for installation.

b) Name, address and phone number of installer and sales agent.

c) Manufacturer specification sheet with picture, dimensions and weights, including the satellite system to be used.

d) Original Certificate of Insurance from the installer.

e) Williamson Management must be notified of installation date

8. Should the satellite service agreement (monthly service) be terminated for any reason, the satellite dish must be removed. As with the installation, the homeowner bears all responsibility for removal and any damages incurred.

9. Failure by the homeowner to comply with any and all of these guidelines may cause the homeowner to be in violation of the Rules and Regulations of the Kingsbrooke of Palatine Condominium Association. An owner shall have twenty-one (21) days to comply with an order upholding the Association's Rules and Regulations prior to assessing a fine or other penalty.

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HOLD HARMLESS AGREEMENT

This Agreement entered into this _____ day of _____,
200_ by and between _____,
_____ (address) (hereinafter referred to as "Owner") and
_____ (hereinafter referred to as "Association").

WITNESSETH

WHEREAS, the owner desires to install a satellite dish upon his/her unit at the Association; and

WHEREAS, the Association wishes to have certain guarantees and be protected from liability and damage to the Common Areas and/or areas it has maintenance responsibility as a result of the installation, and to establish a precedent for future owners if allowed the installation of the satellite dish.

NOW THEREFORE, the parties hereto, their heirs, successors and assigns hereby agree as follows:

1. Installation of the satellite dish is to be performed according to the normal industry standards.
2. Owner shall pay all costs and expenses incurred in the installation of the satellite dish and shall cause no liens to be made on the Association or his/her individual unit for installation of the satellite dish.
3. Owner will perform/pay for the maintenance and upkeep of the satellite dish.
4. Owner shall hold the Association and its Board of Directors harmless from any and all liability, including costs, damages, fees, claims, including attorneys' fees, with respect to injuries or accidents caused as a result of the installation, use, maintenance, or repair of the satellite dish. Owners hereby agree to hold harmless and indemnify the Association and its Board of Directors for any damages to the Common Areas or his/her unit that may be occasioned or incurred by the

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5. Association as a result of the installation of the satellite dish or the action of the Owner's Contractor or the owner in installing the satellite dish. So long as the satellite dish is installed, Owners shall pay for the cost of repair to any Common Areas or maintenance responsibility the Association may have caused by damage of the ownership, use or operation of the satellite dish.
6. The agreement shall be binding upon and inure to the benefit of the successor and assigns of both parties hereto.

IN WITNESS THEREOF, both parties have read and understood the aforesaid document, enter into this agreement by the above-mentioned date by affixing their signatures below.

Owner

Owner

Association

By: _____

Its: _____